

LAND SUBDIVISION COMMITTEE MEETING
April 7, 2011

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Rick Weber

Casey Pratt

Matt McLaughlin

Lori Williams

Cyndi Knowles

Dean Graven

Jim Henricks

Kenneth Springs

Others

Steve Walker

Mike Ryan

John Raynolds

Don DeFrates

Dan Fitzhenry

Staff

Joe Zeibert

Steve Keenan

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1996-64

CENSUS TRACT # 36.02

NAME OF SUBDIVISION:	Buckley Ridge Estates – 2 nd Addition – Location & Sketch Map & Variance of Sec. 153.157(L) – Restriction of Access		
JURISDICTION:	City		
DATE OF MEETING:	April 7, 2011		
OWNER:	Mike Ryan		
ENGINEER:	Raynolds, Higginbotham & Jacobs, LLC		
DESCRIPTION:	Pt. W ½, Section 36, T16N, R6W		
	13.08	Acres	5 Lots
MOTION TO RECOMMEND:	Variance Sec. 153.157(L) – Restriction of Access – Approve;		Location & Sketch Map, Approve, Subject To
BY:	Kenneth Springs	Nate Bottom	
2ND BY:	Cyndi Knowles	Steve Stewart	
VOTE:	Unanimous	Unanimous	

John Raynolds presented the location and sketch map. He said this plan reduced the number of lots from 24 lots down to five lots which all front on Meadowbrook Road. Raynolds said they were asking for two entry points on the existing curb cuts rather than five entry points for five lots.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said all essential services are available to serve the site and the development is in accord with the 2020 Springfield Comprehensive Plan. Zeibert said the lot configuration and access easement location may need to be reconfigured depending on the outcome of the variance request of Section 153.157(L). He said for the variance of Section 153.157(L), restriction of access to allow two access points onto Meadowbrook Road, that the staff recommends approval of the proposed access point located at the existing curb cut located across from Old Salem Lane. Zeibert said staff cannot recommend approval of the second access point located north of Old Salem Lane until additional information is received. He said the proposed northern access point appears to be located within approximately 125 feet of the access point located on the west side of Meadowbrook Road. Zeibert said the following comments were received. He said part of Lot 1000 of Buckley Ridge Estates will need to be vacated and incorporated into Lot 5. Zeibert said the existing parcel (Parcel # 13-36-151-005) will need to be annexed into the City of Springfield before the preliminary plan can be reviewed by the Land Subdivision Committee. He said consideration needs to be given as to how the

development will be served by sanitary sewer. He said an existing 12-inch water main ends just north of Old Salem Lane along the west side of Meadowbrook Road. He said a 10-inch valved stub crosses Meadowbrook just south of Old Salem Lane. Zeibert said ample water capacity is available to serve the development. He said the proposed drive must be constructed in a manner acceptable to allow adequate access for emergency vehicles. Zeibert reminded the applicant that a site development plan is required when shared access easements are the only means of access to the development. Zeibert asked Raynolds if a Phase 1 environmental study had been done as promised with the previous development. Raynolds deferred to Mike Ryan, the applicant, who stated the Phase 1 environmental study would be done before the preliminary plan. Zeibert said the applicant shall key in the tree lines. He said the applicant shall identify the pond as a non-regulated wetland. Zeibert said the applicant shall show the location of existing utilities to serve the area such as the electric lines. He said the applicant needs to show the correct lot lines of Lot 1000 near Lot 46 where the lot lines changed recently. He said the applicant shall revise the plan to show the structures currently on the site.

Raynolds said he had submitted information showing the entrance maintained a 130' street offset. He said he had talked to Gregg Humphrey about how to handle the sanitary sewer easement through the property. Zeibert asked whether Raynolds had talked to Roleen Thoele, CWLP-Electric. Raynolds said Thoele called yesterday and Thoele said she can serve the development, but that she is not there yet with the electric infrastructure. Raynolds said there were questions about timing the annexations. He said the applicant is happy to work with CWLP as long as it does not take too long. Raynolds said CWLP wants to serve it and can serve it. He said Ameren electric is available to the site if CWLP does not provide service.

Kenneth Springs, citizen member, had no comments.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, said CWLP has ample water capacity to serve the area. He said Curran-Gardner Water District also has facilities in the area that would be capable of serving it. Stewart said there is an intergovernmental agreement between Curran-Gardner Water District and City Water Light and Power that stipulates any property in Curran or Gardner townships annexed to the City after September 2009 would be served by the Curran-Gardner Water District. He said most of this property was annexed before September 2009. Stewart said the existing house that appears on Lot 2 has not been annexed. He said there have been some cases where an annexation was split. He said where the primary water usage is will determine who serves the property. Stewart said if a new house will be where the existing house is located in the currently unannexed area, it will be served by the Curran-Gardner Water District. Raynolds asked if Curran-Gardner would serve just that lot (i.e., Lot 2) to which Stewart replied just that lot. Stewart said if the proposed home was not going to be on the un-annexed area, then CWLP could serve Lot 2. Stewart said the location of the proposed home will determine who will provide water service for Lot 2. There was discussion as to where the house may be placed but Raynolds said the final location has yet to be determined. Stewart said before a water service tap is made someone is going to want to know where the house is going to be. Zeibert said there will be a site development plan to clarify where some of the residences would be located.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, said just because there were two access points does not mean that two access points will be given back. Williams said Public Works is okay with the access variance. She said the access point across from Old Salem Lane may need to grow a little bit.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Dean Graven, citizen member, had no comments.

Kenneth Springs moved to approve the variance to Sec. 153.157(L) – Restriction of Access – to allow two access points onto Meadowbrook Road. Cyndi Knowles seconded the motion and the vote was unanimous.

Nate Bottom moved to approve the Location and Sketch Map, subject to:

- (1) Keying in the tree lines;
- (2) Identifying the pond as a non-regulated wetland;
- (3) Showing the location of existing utilities to serve the development such as electric;
- (4) Correcting the location and sketch map to reflect the recent change to Lot 1000 near Lot 46 of Buckley Ridge Estates 1st Addition; and,
- (5) Revising the plan to show the structures currently on the site.

Steve Stewart seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1988-21

CENSUS TRACT # 31

NAME OF SUBDIVISION: North Lake Shore Subdivision – Preliminary Plan

JURISDICTION: City

DATE OF MEETING: April 7, 2011

OWNER: Marine Bank Trust 531503-7 – Bill Furling; John J. Williams
(contact: Bill Furling)

ENGINEER: Greene & Bradford, Inc.

DESCRIPTION: Pt. W ½, NW ¼, Section 35, T15N, R5W

49.404 **Acres** 81 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Cyndi Knowles

VOTE: Unanimous

Don DeFrates presented the preliminary plan. He said there were approximately 79 lots with this development and the subdivision has been in existence since 1989. DeFrates said an approval was requested because the previous preliminary plan had expired.

Joe Zeibert, Regional Planning Commission, said the applicant shall label the contour lines on the preliminary plan. He said the applicant shall submit preliminary covenants. DeFrates said there were existing covenants and asked if the existing covenants needed to be resubmitted, to which Zeibert said no. Zeibert said the applicant shall correct note four to say 79 single-family lots and two multi-family lots. He said the street name labeled Bent Tree Bayou Court was platted as Bent Tree Court on plat nine and the applicant needs to correct the name.

Kenneth Springs, citizen member, had no comments.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Casey Pratt, Sangamon County Highway Department, said West Lake Shore Drive was incorrectly labeled as County Highway 42 and the applicant shall correct the error.

Steve Stewart, CWLP-Water, said the applicant shall stub a water main to the west off Indian Springs Road, at least getting across the roadway to the adjacent properties. DeFrates asked if Stewart meant towards Crows Mill Road to which Stewart replied yes.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant needs to show the size of the water and sewer mains on the plan. He said the applicant should note the 100-year floodplain elevation, if applicable. Bottom said there were some concerns with the three outlets near Lot 284. Bottom said he had received an email regarding some of these issues. He said he had some drainage concerns along the west side of the development. Bottom said Public Works will need to evaluate the drainage along the east side of Crows Mill Road. He said there were concerns that Lot 284 might not be developable but that the applicant would provide rip-rap to contain the storm water run-off.

Lori Williams, City Traffic Engineer, said according to Section 153.146 the applicant shall plat all right of way along West Lake Shore Drive or the subdivider shall submit with said subdividers' final plat of the first addition, a signed option granting to the city the right to acquire, at no cost to the city, the additional adjacent right of way, lying along the perimeter of such preliminary plan area, required for such abutting West Lake Shore Drive. She said this means the applicant shall grant the right of way to the city, either giving the city the right of way or providing a letter stating the city could get the right of way at no cost.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Dean Graven, citizen member, had no comments.

Nate Bottom moved to approve the preliminary plan, subject to:

- (1) Labeling the contour lines on the plan;
- (2) Correcting note four;
- (3) Correcting the name of Bent Tree Bayou Court;
- (4) Stubbing a water main to the west off Indian Springs;
- (5) Removing the County Highway 42 designation from West Lake Shore Drive;
- (6) Showing the size of the water and sewer mains on the plan; and,
- (7) Noting the 100-year floodplain elevation, if applicable; and,
- (8) Resolving City drainage and outlet concerns along the west side of the development and with Lot 284.

Cyndi Knowles seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1993-01

CENSUS TRACT # 36.04

NAME OF SUBDIVISION: Cobblestone Estates – 19th Addition – Redivision of Lot P-10 – Final Plat

JURISDICTION: City

DATE OF MEETING: April 7, 2011

OWNER: Tom Giacomini

ENGINEER: Martin Engineering

DESCRIPTION: Pt. E ½, SE ¼, Section 11, T15N, R6W

0.576 Acres 1 Lot

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Dean Graven

VOTE: Unanimous

Steve Walker presented the final plat. He said a portion of Lot P-10 was part of the retention pond for Cobblestone Estates and that after the drainage was reconfigured this area was being attached to two adjacent lots.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit the plat as one page. He said on the one page the applicant shall add a note stating Lot P-10 is an open space lot owned and maintained by the Cobblestone Estates Subdivision. Zeibert said the applicant shall retitle the subdivision as the Redivision of Lot P-10 of Cobblestone Estates 19th Addition Final Plat. He said the applicant shall retitle the lots as Lot 310A and Lot 311A and continue showing the hooks where the combination will occur. Zeibert said the applicant shall show the drainage easement on the plat page. He said the applicant shall identify the area of each lot shown on the plat including the remainder of Lot P-10. Zeibert said the applicant shall add the owner's contact information. He said the applicant shall add bearings, angles, and dimensions for all lot lines. Zeibert reminded the applicant that all the information for a final plat needs to appear on this plat.

Kenneth Springs, citizen member, had no comments.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall submit to Public Works a copy of the easement from the homeowner's association attorney to lot owners after it is recorded. Bottom said he has a copy of the agreement that shows the storm sewer pipes are owned and maintained by the homeowner's association. He said the applicant shall show the easement area with hashed lines. Bottom said the applicant shall provide a legal description of the easement when it is completed.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Dean Graven, citizen member, had no comments.

Nate Bottom moved to approve the final plat, subject to:

- (1) Submitting the plat on one page;
- (2) Adding a note saying Lot P-10 is an open space lot owned and maintained by the Cobblestone Estates Subdivision;
- (3) Retitling the subdivision as the Redivision of Lot P-10 of Cobblestone Estates 19th Addition Final Plat;
- (4) Retitling the lots as Lot 310A and 311A and showing the hooks where the combination will occur;
- (5) Showing the drainage easement on the plat page;
- (6) Identifying the area of each lot including the remainder of Lot P-10;
- (7) Adding the owner's contact information; and,
- (8) Adding the bearings, angles, and dimensions for all lot lines.

Dean Graven seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.